

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Robert Horton
G.H. Jones

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 15, 2009
AT 6:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Chairperson Clark called the regular meeting to order at 6:00 p.m.

Commissioners	Present	2009 Regular Meetings Held	2009 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	16	16	10	10
Johnny Bond	Yes	16	15	10	9
Helen Chavarria	Yes	16	15	10	9
John R. Clark	Yes	16	16	10	10
Robert Horton	No	16	14	10	8
G. H. Jones	Yes	16	16	10	10
Don Maxwell	Yes	16	15	10	9
Michael Parks	Yes	16	11	10	8

Staff members present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Staff Planner; Ms. Michelle Audenaert, Economic Development Planner; Mr. Dale Picha, Director of Traffic and Transportation; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

Chairperson Clark stated that Regular Agenda Item 9 (Rezoning RZ09-15) had been removed from the agenda at the request of the applicant.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Approval of meeting minutes from the workshop and regular meetings on October 1, 2009.

Commissioner Maxwell moved to approve the Consent Agenda. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

5. Planning Variance PV09-14: Burton Creek Development, Ltd.

M. Zimmermann

A request for approval of variance from the minimum 100-foot lot depth required for lots intended for development with townhouses, to allow a reduced lot depth of 86.66 feet and 92.99 feet, respectively, for two proposed townhouse lots (specifically proposed Lot 17 in Block 1 and Lot 6 in Block 2) in the proposed Briar Meadows Creek Subdivision – Phase IV on 6.68 acres of land out of John Austin League, A-2 located northeast of Peterson Way and generally south of the intersection of Broadmoor and Debbie Drives in Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Planning Administrator, presented a staff report (on file in the Development Services Department). Staff recommends approval of the request based on the following findings:

- The existing pipeline easements that transect the property, out of which the two subject lots are proposed to be created, are a special circumstance or condition that is not generally applicable to all properties intended for residential development; and
- even though the two proposed lots are shallower than what is ordinarily required for townhouse lots, their shallowness will be offset by their extraordinary width (60+ feet) and lot area (5,225 square feet and 6,386 square feet).

Responding to a question from Commissioner Maxwell, Mr. Zimmermann stated that he was not sure of the size of the surrounding lots but was confident that they meet the zoning district minimum lot size requirement.

Mr. Maxwell noted that the lots in question are very large in comparison to the surrounding lots.

The public hearing was opened.

Mr. Chris Peterson, 3702 Oak Ridge, came forward representing the applicant as the attorney for the development and to speak in favor of the request.

The public hearing was closed.

Commissioner Beckendorf moved to approve Planning Variance PV09-014, because strict compliance with the regulation will result in undue hardship, and in so moving adopt the written staff report and analysis, as the report, findings and evaluation of this Commission, which are in accordance with Section 62-626 of the Bryan Code of Ordinances.

Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

6. Final Plat FP09-14: Briar Meadows Creek Subdivision – Phase 4

M. Zimmermann

Proposed Final Plat of Briar Meadows Creek Subdivision – Phase 4, being 6.68 acres of land out of John Austin League, A-2 located northeast of Peterson Way and generally south of the intersection of Broadmoor and Debbie Drives in Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Planning Administrator, presented a staff report (on file in the Development Services Department). Staff recommended approval of the request, subject to the conditions of approval of Planning Variance PV09-14, which has been approved by the Site Development Review Committee, which is that a new name be assigned to the proposed new street shown as Bethany Lane.

Mr. Zimmermann noted that the request is the second revised master plan and the reason for a requested name change was due to a concern from the fire department with having similar street names already in the City.

Responding to a question from Commissioner Parks, Mr. Zimmermann stated that there have not been any homes addressed in the development yet.

The public hearing was opened.

Mr. Chris Petterson, 3702 Oak Ridge Drive, came forward representing the applicant as the attorney for the development and to speak in favor of the request.

The public hearing was closed.

Commissioner Jones moved to approve Final Plat FP09-14, the final plat of Briar Meadows Creek Subdivision – Phase 4, subject to the approval of a variance from the minimum 100-foot

lot depth for proposed Lot 17 in Block 1 and Lot 6 in Block 2 (PV09-14) and that a new name be assigned to the proposed new street now shown as Bethany Lane, based on staff's recommendations and review, which considers adherence to all pertinent city of Bryan codes and ordinances. Commissioner Chavarria seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

- 7. Right-of-way Abandonment RA09-03: Block 96 of Bryan Original Townsite** **M. Audenaert**
A request to abandon a 20-foot wide and 93.21-foot long alley right-of-way extending east from South Bryan Avenue south of West 33rd in Block 96 of the Bryan Original Townsite and a 20-foot wide and 204.74-foot long alley right-of-way extending north-to-south between West 33rd Street and South Bryan Avenue in Block 96 of the Bryan Original Townsite in Bryan, Brazos, Texas.

Ms. Michelle Audenaert, Economic Development Planner, presented a staff report (on file in the Development Services Department). Staff recommends approval of the request.

Responding to a question from Commissioner Parks, Ms. Audenaert stated that the alley in question does not have any easements or utilities.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Parks moved to recommend approval of Right-of-Way Abandonment RA 09-03 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bond seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

- 8. Replat RP09-18: Miramont Subdivision – Section 6** **R. Haynes**
Proposed Replat of Lots 1 and 2 in Block 15 of Miramont Subdivision – Section 6, being 2.72 acres of land adjoining the south side of Miramont Circle between Concordia and Heron Lakes Drive in Bryan, Brazos County, Texas.

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Staff recommends approval of the request because the proposed replat conforms to all requirements of applicable codes and ordinances.

The public hearing was opened.

Christian Galindo, 3107 Rolling Glen, came forward to speak in favor of the request. He stated that Ellis Custom Homes will be building a home on the lot.

Responding to a question from Commissioner Jones, Mr. Galindo stated that he was not sure when construction would begin.

Commissioner Beckendorf moved to approve Replat RP09-18, the Replat of Lots 1 and 2 in Block 15 of Miramont Subdivision – Section 6, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

9. Rezoning RZ09-15: LaFollette Custom Homes, et. al.

M. Zimmermann

A request to change the zoning classification from Residential District – 7000 (RD-7) to Planned Development – Housing District (PD-H) to allow a proposed zero lot line/patio home development ("Avondale on the Park") on 6.22 acres of vacant land out of Zeno Phillips League No. 45, located approximately 150 feet northeast of the 1800 block of Carter Creek Parkway at the north end of Matous Drive and Avondale Avenue in Bryan, Brazos County, Texas.

Chairperson Clark reminded the Commission that the item had been removed from the meeting agenda.

10. Proposed Text Amendment to Bryan Code of Ordinances Chapter 62

M. Zimmermann

A proposal to amend Bryan Code of Ordinances Section 62-297(i)(2)b.2. by changing the minimum off-street parking requirements for college and university uses from 1 space per faculty and staff plus 5 spaces per student to 1 space per faculty and staff plus 0.5 spaces per student.

Mr. Martin Zimmermann, Planning Administrator, announced that staff is postponing consideration on the text amendment until a future meeting date.

11. ADJOURN.

Without objection, Chairperson Clark adjourned the meeting at 6:21 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 5th day of **November, 2009.**

John R. Clark, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, Planning Administrator
and Secretary to the Planning and Zoning
Commission

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